

CITY OF CORAL GABLES  
EASTSHORE ARCHITECTS  
2008 MAR 19 AM 11:42

2727 Salzedo Street • Coral Gables, FL 33134 • 305-648-2006 • Fx 305-648-0521 • eo2727@bellsouth.net

**-MEMORANDUM-**

**TO:** DAVID BROWN  
CITY MANAGER

**DATE:** MARCH 17, 2008

**VIA:** LUIS JAUREGUI  
BOA CHAIRMAN

**FROM:** BOARD OF ARCHITECTS

**SUBJECT:** METAL ROOFS

---

At the request of the City Architect Carlos Mindreau, the Board of Architects (BOA) met on March 13, 2008 to review the outcome of the 90-day pilot program for metal roofs South and East of South Dixie Highway and to give their recommendations to the City.

Eric Riel presented to the BOA a packet detailing all actions taken during the 90-day pilot program, along with a ±7 minute video of before and after clips of homes that received new roofs. The floor was open for a discussion

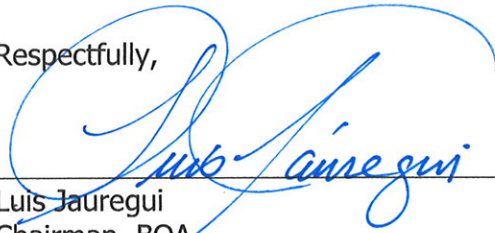
During the discussion the BOA made several observations and conclusions:

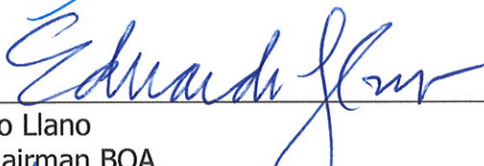
- The BOA is pleased with the 90-day pilot program outcome for City properties South and East of South Dixie Hwy and looks forward to the approved use of Flat Panel Standing Seam metal roofs in **ALL** of Coral Gables as per their previous recommendation.
- The BOA unanimously endorses the use of Flat Panel Standing Seam metal roofs on all buildings types noting the importance of reviewing proposals for both compatibility and appropriateness with the particular building and its architectural style as well as the surrounding neighborhood.
- The BOA requests a two-week review period before applicants present their case to the BOA so that board members can voluntarily drive by subject property and neighborhoods in order to make a more informed decision.
- The BOA agrees that a panel of no less than four board members should review any proposal for metal roofing systems.
- The BOA agrees that homes built prior to 1945 and in the Mediterranean Revival or Mission styles, should attain Historic Preservation Board approval prior to BOA approval.
- **The BOA unanimously objects to their prior limitation to color, metal type and detail of the proposed systems. The BOA is a qualified body of professionals capable of determining those characteristics for buildings based upon the design of the building and appropriateness to the surrounding neighborhood.**

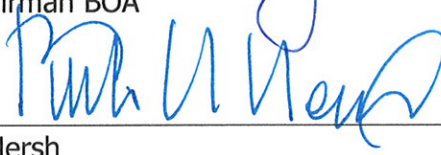
**ADDITINALLY**


- The BOA unanimously endorses metal dimensional fish scale shaped tiles as sometimes seen on Victorian style homes where appropriate to the architectural style of the design and when compatible to the surrounding neighborhood.
- The BOA unanimously rejects the use of metal barrel or S-tiles
- The BOA unanimously rejects the use of corrugated metal roofing systems.

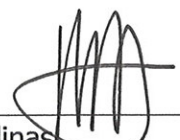
Respectfully,


  
Luis Jauregui  
Chairman, BOA

  
Eduardo Llano  
Vice Chairman BOA

 2-18-08  
Burton Hersh

 03.18.08  
Donald Sackman

 18 MAR 08  
Mike Sardinias

 3/8/08  
Luis Sousa

cc. Dona Lubin, Assistant City Manager  
Board of Architects